



Connells

Follager Road
New Bilton Rugby

Follager Road New Bilton Rugby CV21 2JF

for sale offers in the region of
£95,000



Property Description

PROPERTY SOLD FURNISHED

Connells are pleased to bring to market the opportunity to acquire this impressive, well presented, two bedroom first floor maisonette on Follager Road in Rugby. Follager Road has two floors of living accommodation and in brief comprises of; entrance, open plan lounge/kitchen diner, two double bedrooms and bathroom. Externally, there is allocated parking and communal courtyard area. This property also benefits from no onward chain and can be sold with the furniture included.

The property is located in a sought after area, within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. There is a good selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

Entrance

Entrance hall with access to downstairs rooms.

Lounge/Kitchen Diner

19' 2" Maximum x 14' 1" Maximum (5.84m Maximum x 4.29m Maximum)

A bright and spacious open plan living space. The kitchen features an integrated oven with four ring electric hob and extractor fan, and sink + drain, with space for a fridge freezer and washing machine. The rooms has ample built in storage and has tall ceilings allowing for plenty of light.

Bedroom One

11' 6" x 7' 11" (3.51m x 2.41m)

The master bedroom features built in wardrobes and window to the side aspect.

Bedroom Two

11' 1" x 7' 2" (3.38m x 2.18m)

Bedroom features space for wardrobe, understair storage cupboard and two windows to the side aspect.

Bathroom

Built in bath with shower, low level WC, wash hand basin and fan.

Outside

The property grounds have a communal courtyard and bike shed.

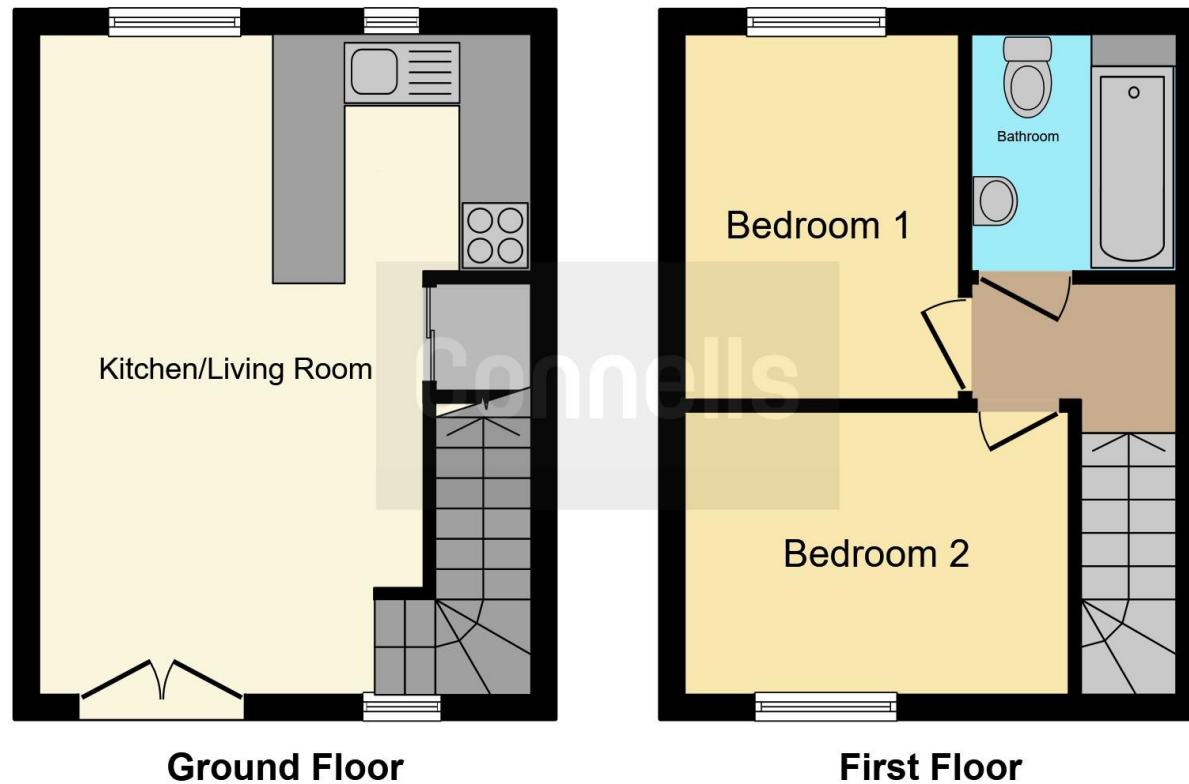
Parking

Allocated parking for one car plus further on street parking available.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 1883.37

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY107282

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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